



## **Town of Moultonborough Planning Board**

### **Notice of Decision**

#### **Boundary Line Adjustment**

**Bald Peak Colony Club and Bald Peak Land Co., Inc.**

**Tax Map 186, Lot 8 and Tax Map 187, Lot 2**

**January 15, 2015**

**Applicants: Bald Peak Colony Club**  
**180 Bald Peak Drive**  
**PO Box 201**  
**Melvin Village, NH 03850**

**Bald Peak Land Company, Inc.**  
**PO Box 201**  
**Melvin Village, NH 03850**

**Location: 32 View Drive & 180 Bald Peak Drive (Tax Map 186, Lot 8 & Tax Map 187, Lot 2)**

On January 14, 2015, the Moultonborough Planning Board opened a public hearing on the application of Bald Peak Colony Club and Bald Peak Land Company, Inc. (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment to transfer an equal area of land (6,629 square feet +/-) between Tax Map 186, Lot 8 and Tax Map 187, Lot 2 located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on January 14, 2015. At the meeting of January 14, 2015, the Board voted seven (7) in favor (J. Bartlett, Kumpf, S. Bartlett, Farnham, Quinlan, Charest, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; the requirement to provide and/or depict information relating to test pits, soils & slopes information, perc tests and contours, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

#### **1. Conformance with Plan**

All pins shall be set in conformance with the plan entitled, "Plan of Boundary Line Adjustment, Involving Lands of Bald Peak Colony Club "HILLCREST" and Bald Peak Land Co., Inc., 32 View Drive & Wallbridge Way, Moultonborough, New Hampshire" prepared by White Mountain Survey & Engineering, Inc. with a revision date of 01/16/15, prior to the signing of the plat by the Planning Board Chair. Adding 32 View Drive and Wallbridge Way to the title

block prior to the signing of the plat by the Planning Board Chair and raze the existing Bag Room Building prior to the recording of the plat.

**2. Endorsement and Recording of Plan**

Following the vote of approval by the Planning Board, and the fulfillment of any conditions precedent, the Planning Board Chairman shall sign the approved plan, subject to any subsequent conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds.

**3. Conformance with Subdivision Regulation 5.4 – Final Plat**

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

**4. Testimony and Representation at Public Meetings**

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and part of this Notice of Decision.

**5. Final Plat**

The final plat shall be submitted to the Development Services Office in electronic format to include both a pdf and an approved cadd file format.

  
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Bruce W. Woodruff  
Town Planner

Date 1-16-15